

**TOWN OF SOMERSET
PLANNING BOARD HEARING/MEETING
MARCH 3, 2022
7:30PM**

Present: Norm Jansen, Chairman
 Krista Atwater
 Chris Czelusta
 Charles Neal
 David Haylett, Town Attorney
Audience: Jon Hotaling, Councilman
 Brittani Sutch

At 7:32pm Chairman Jansen opened the Hearing

PUBLIC HEARING

Applicant: Nathan Sutch, Brittani Sutch
Property Location: 1157 Quaker Road
 Town of Somerset, New York
 (Tax Map No. 9.00-2-3)

Re: Site Plan Approval and Special Use Permit to allow for the construction of an 18' x 22' property addition to be used as a hair salon pursuant to 205-43 of the Town Code.

Chairman Jansen opened the Hearing inviting Brittani Sutch to explain what she wished to do. She replied that she would like to open a hair salon in an addition to her home, which would give her a long-term secured location rather than renting a space in the city of Lockport.

Questions from the Board:

C. Neal asked if B. Sutch planned on having a sign for her business, to which she said that she already has a strong base of customers and was not going to do any walk-ins, so a sign would not be necessary. She explained that there is a T-shaped driveway and that she will only have one client at a time.

K. Atwater asked is the garage was to be converted into a salon, to which the applicant said it would not, it will be in addition added next to the garage. She also asked if the neighbors had been notified and if the Town received any response. Atty. Haylett confirmed that a letter had been sent to ten neighbors, from which there was no response.

Atty. Haylett added that putting up the addition would leave 16' from the property line.

C. Czelusta asked if the entrance would be on the west side going into the salon to which B. Sutch affirmed that it would. He also asked if there would be a sidewalk added for reasons of safety to which the applicant replied that there would be no step up going into the salon, it would all be on the same level. He asked what the business hours would be to which B. Sutch replied that it would be open Sunday, Monday, and Wednesday.

K. Atwater asked if the applicant plans to move up to full-time to which B. Sutch replied that she would not because she didn't want to work in the evening when her children were home.

N. Jansen asked about the plumbing, to which B. Sutch replied that it would all be connected to the house. She said that the salon would have heating and cooling as well, and that there would be a rest room.

K. Atwater explained that if the applicant would want a sign, it could only be as big as 2' x 2'.

Atty. Haylett asked if the exterior siding would match the house to which B. Sutch replied that it would be a complimentary color.

With no more questions, and on a motion by C. Neal, seconded by C. Czelusta, the Public Hearing was closed at 7:45pm and the meeting was opened.

APPROVAL OF THE MINUTES from August 5, 2022

On a motion by K. Atwater, seconded by C. Neal, to approve the Minutes, the following resolution was

ADOPTED	Ayes	4	Jansen, Atwater, Bishop, Neal
	Nays	0	

Resolved: The Minutes of August 5, 2022, were accepted as submitted.

Atty. Haylett redirected the meeting back to the Hearing for the approval/disapproval of the Special Use Permit for B. Sutch to construct and operate a salon in the R1 district. He reviewed Part 2 & 3 of the Environmental Assessment and the board concluded that 1)the salon would create only a minimal impact on the environment 2) it will have minimal change to the use of the land 3)it will not impair the character of the existing land 4)it will not have an impact on the environmental characteristics that cause the establishment of a critical environmental area 5)it will have no or minimal impact on the traffic 6)it will not affect the use of energy 7)it will not impact renewable energy opportunities 8) it will have minimal impact on water treatment utilities

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9) it will not impair the quality of important historical resources 10) it will not cause an adverse change in natural resources 11) it will not cause an increase of flooding or drainage problems

Atty. Haylett explained that if the Board agrees with these findings, a resolution should be made for negative declaration for SEQRA, and no further environmental review is necessary. On a motion by K. Atwater, seconded by C. Neal to accept the findings, the following resolution was

ADOPTED Ayes 4 Jansen, Atwater, Czelusta, Neal
 Nays 0

Resolution: The SEQRA findings were approved, and no further environmental review is necessary

N. Jansen stated that if the applicant thinks that she may want a sign, she should ask for it at this time or she would need to apply for it later. B. Sutch said that she might want to put one up and she would like it included in her Special Use Permit.

Atty. Haylett read the conditions of a Special Use Permit as follows: 1) The Permit shall conform to ordinances of the Town of Somerset in all other respects 2) Any violation of the conditions shall be grounds for revocation of this Site Plan Approval and Special Use Permit 3) The premises shall be kept neat and orderly 4) A sign is permitted in compliance with the Town Code 5) Any lighting is not to encroach on neighboring properties 6) The siding should blend with existing structure

On a motion by K. Atwater, seconded by C. Neal to grant Nathan and Brittany Sutch a Special Use Permit the following resolution was

ADOPTED Ayes 4 Jansen, Atwater, Czelusta, Neal
 Nays 0

Resolution: A Special Use Permit for B. Sutch was approved

On a motion by K. Atwater, seconded by C. Czelusta to approve the Site Plan, the following resolution was

ADOPTED Ayes 4 Jansen, Atwater, Czelusta, Neal
 Nays 0

Resolution: The Site Plan for Nathan and Brittani Sutch was approved

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The second order of business was reviewing the list of existing Special Use Permits. Those that have not responded to the renewal letter that was sent in February of 2022 include #2 AT&T Mobility, #4 Barrett/Harrigan, and #8 Brott/ Rosenberg. Atty. Haylett stated that Brott/Rosenberg Special Use Permit was for a subdivision of land and that it most likely does not have to be renewed.

On a motion by K. Atwater, seconded by C. Neal to approve all the Special Use Permits except for #2, #4, #8 and #28, the following resolution was

ADOPTED Ayes 4 Jansen, Atwater, Czelusta, Neal
 Nays 0

On a Motion by C. Czelusta, seconded by K. Atwater to approve #28 - a Special Use Permit for C. Neal for an airstrip, the following resolution was

ADOPTED Ayes 3 Jansen, Atwater, Czelusta
 Abstain 1 C. Neal

ADJOURNMENT: There being no further business, C. Neal made a motion to adjourn the meeting at 8:10pm, seconded by N Jansen to. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary